



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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RECEIVED
OCT 17 2019
Zoning Board of Appeals

**ZONING DETERMINATION
TO BE COMPLETED BY APPLICANT**

NAME JOSEPH JACQUES & ERIN JOSLIN

STREET 51 WESSON STREET

CITY/TOWN NORTH GRAFTON

STATE ma

ZIP 01536

TELEPHONE 203-631-3774

NAME OF PROPERTY OWNER (if different from Applicant) _____

SITE INFORMATION

STREET AND NUMBER 51 WESSON STREET

ASSESSOR'S MAP(S) 22

LOT #(S) 3.0

LOT SIZE 2.78 ACRES

FRONTAGE 147.92'

CURRENT USE SINGE FAMILY DWELLING

PROPOSED USE addition of a dormer on the 2nd floor

TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER

The project is zoned (check all that apply)

- | | | |
|-----------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> A - Agricultural | <input type="checkbox"/> RMF - Residential Multi-Family | <input type="checkbox"/> I - Industrial |
| <input checked="" type="checkbox"/> R40 - Residential 40,000 sf | <input type="checkbox"/> NB - Neighborhood Business | <input type="checkbox"/> OLI - Office / Light Industry |
| <input type="checkbox"/> R20 - Residential 20,000 sf | <input type="checkbox"/> CB - Community Business | <input type="checkbox"/> FP - Flood Plain |

Overlay Districts

- | | |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> WSPO - Water Supply Protection Overlay District | <input type="checkbox"/> FSGOD - Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> CDO - Campus Development Overlay District | <input type="checkbox"/> PDSOD - 43D Priority Development Overlay District |

The proposed use is:

- ☐ Permitted in the zone(s)
☐ Conditionally permitted in the zone(s)
☐ Not permitted in the zone(s)

The proposal must be heard by the following Board:

- ☐ Planning Board
☒ Special Permit
☐ Site Plan Approval Only
☐ Other _____
☒ Zoning Board of Appeals

1. dwelling was built in 1825 as per the Board of Assessors residential property record card.
2. plot plan produced by Jarvis Land Survey dated 8-2-19 the existing dwelling does not meet the current front setback of 30 feet as per ZBL 3.2.3.2 - Intensity of Use Schedule, actual front setback is 10 feet 2 inches.
3. in my opinion this structure is a pre-existing, non-conforming structure.
4. plot plan produced by Jarvis Land Survey dated 8-2-19 the proposed addition will not meet the current front setback 30 feet as per ZBL 3.2.3.2 - Intensity of Use Schedule proposed addition front setback would be 22 feet 3 inches.
5. ZBL 3.4.3.5 Pre-existing, non-conforming structures or uses may be extended, altered, or changed only by special permit, provided that not such extension, alteration, or change shall be permitted unless the Zoning Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental than the existing, non-conforming structure.

Zoning Enforcement Officer Robert D. Bergen

Date: 10/17/2019